



MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp** UK

Avonlea, Chapel Road, Crofty, Swansea, SA4 3SJ

Offers In Region Of £550,000

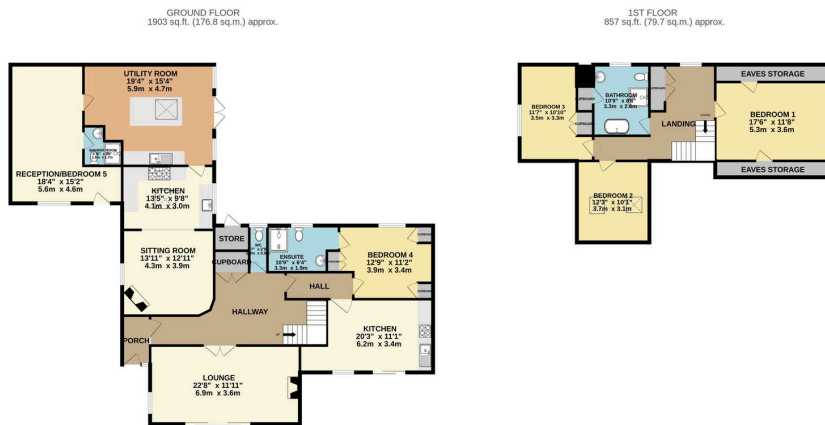
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- Substantial Detached Property
- One Bedroom Self-Contained Annexe with Income Potential
- Ample Off Road Parking
- 4/5 Bedrooms Offering Flexible Accommodation
- Semi-Rural Feel with Estuary Views
- Front & Rear Gardens
- Sought After Crofty Location
- Ideal Family Home
- Nearby Local Shops & Amenities
- Within Good School Catchments



Beautifully presented substantial detached property offering flexible accommodation with four/five bedrooms and a self-contained annexe. Benefiting from three reception rooms, wood burner, three bathrooms and a good sized utility room. The self-contained annexe offers potential for an additional income or multi-generational living. Situated in a prime location in the North Gower village of Crofty enjoying spectacular Estuary views from the gardens, living room and bedrooms. Within good school catchments, making this an ideal family home. Nearby local shops and amenities with easy access to the M4. Viewing comes highly recommended to appreciate all this home has to offer.



TOTAL FLOOR AREA: 2761 sq.ft. (256.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with SketchUp 12/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01792 805075

Swansea, Mumbles & Cower

sales@melanieanderson.co.uk